



**CITY OF SUNNYVALE  
REPORT  
Planning Commission**

**May 24, 2004**

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**SUBJECT:**           **2004-0310** - Application on a 6,004 square-foot site The property is located at **913 Eton Way** in an R-0 (Low Density Residential) Zoning District. (APN: 313-26-042)

Motion               **Design Review** to allow a 190 square-foot one-story addition to an existing two-story house for a total of 3,543 square feet resulting in 58% FAR (Floor Area Ratio) where 45% is allowed without Planning Commission Review.

**REPORT IN BRIEF**

**Existing Site**           Existing one-story single-family home

**Conditions**

**Surrounding Land Uses**

North               Single-Family Residential

South              Single-Family Residential

East               Single-Family Residential

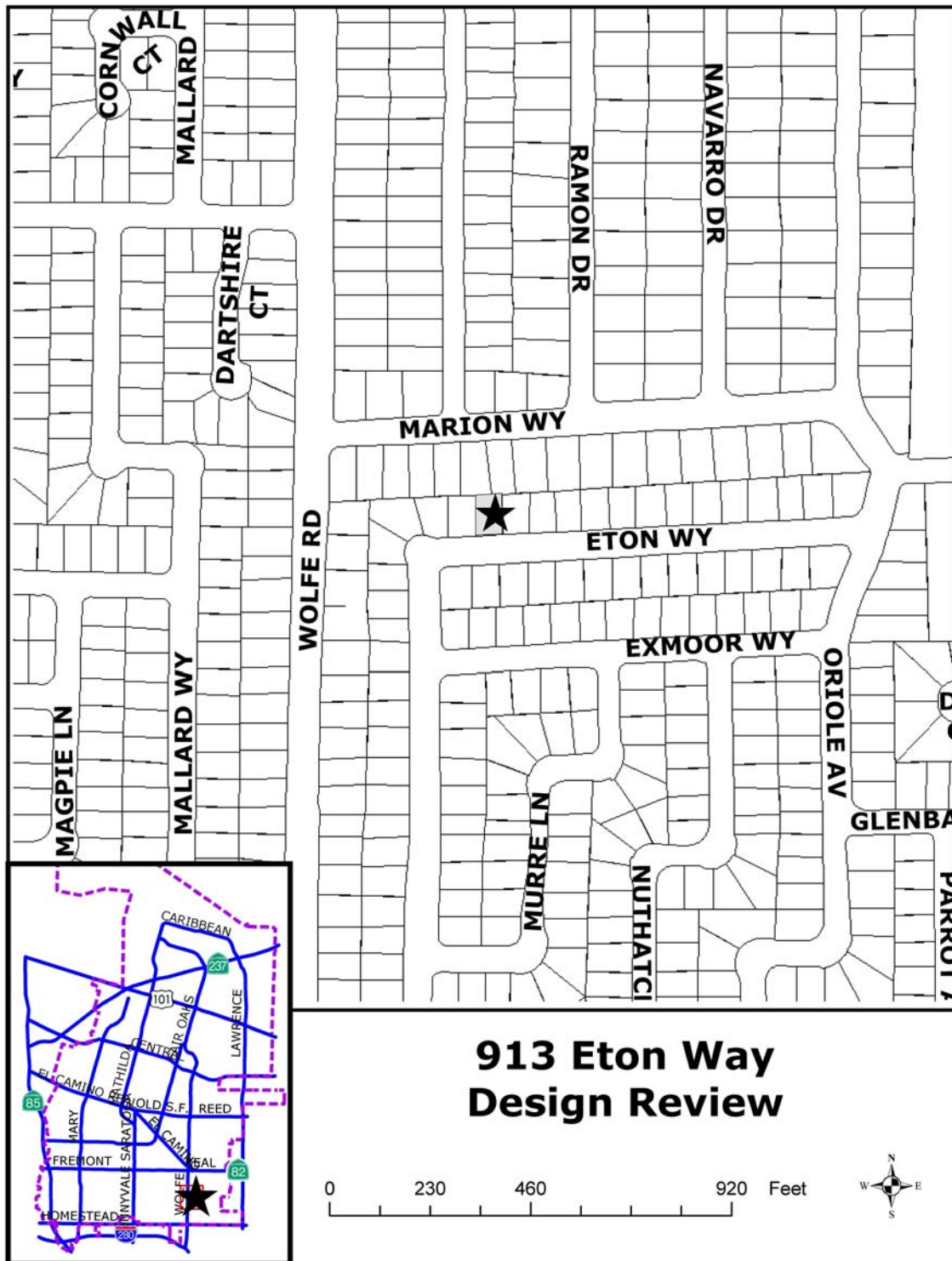
West               Single-Family Residential

**Issues**               Neighborhood Compatibility

**Environmental**       A Class 1 Categorical Exemption relieves this project  
**Status**               from California Environmental Quality Act provisions  
and City Guidelines.

**Staff**               Approve with Conditions

**Recommendation**



**PROJECT DATA TABLE****PROJECT DATA TABLE**

	<b><u>EXISTING</u></b>	<b><u>PROPOSED</u></b>	<b><u>REQUIRED/ PERMITTED</u></b>
<b>General Plan</b>	RLO	RLO	RLO
<b>Zoning District</b>	R-0	R-0	R-0
<b>Lot Size (s.f.)</b>	6048	6048	6,000 min.
<b>Lot Width (ft.)</b>	60	60	57 min.
<b>Gross Floor Area (s.f.)</b>	3,163	3,353	NA
<b>Lot Coverage (%)</b>	34	37%	40% max.
<b>Floor Area Ratio (FAR)</b>	55%	58%	45% without PC Review
<b>No. of Buildings On-Site</b>	1	1	---
<b>Building Height (ft.)</b>	22'5"	22'5"	30 feet max.
<b>No. of Stories</b>	2	2	2 max.
<b>Setbacks (facing prop.)</b>			
• <b>Front (ft.)</b>	23'9"	23'9"	20 min.
• <b>Front 2<sup>nd</sup> Story</b>	0	46'	25 min.
• <b>Left Side 1<sup>st</sup> Story (ft.)</b>	6'	6'	4 min.
• <b>Right Side 1<sup>st</sup> Story (ft.)</b>	7'5"	7'5"	8 min. (Total 12)
• <b>Left Side 2<sup>nd</sup> Story (ft.)</b>	29'	29'	11 min.
• <b>Right Side 2<sup>nd</sup> Story (ft.)</b>	21'	21'	7 min. (Total 18)
• <b>Rear 2<sup>nd</sup> Story</b>	6'	6'	20 min.
• <b>Rear Encroachment (%)</b>	9%	22%	25% max.
<b>Parking</b>			
• <b>Total No. of Spaces</b>	4	4	4 min.

## **ANALYSIS**

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### **Background**

**Previous Actions on the Site:** There have been no previous planning actions on the subject site.

### **Description of Proposed Project**

The applicant is proposing to add an additional 190 square feet on the ground level at the rear of an existing two-story home. The additions will allow an expansion to bedroom and bathroom. The resulting project has a lot coverage of 37% and overall FAR of 58%.

### **Environmental Review**

A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions. Class 1 Categorical Exemptions include minor additions to existing facilities.

### **Design Review**

**Use:** The site is currently developed as a two-story single-family residence. The proposed expansion is located only on the ground floor, the square footage and appearance of the second story is not proposed to change.

### **Site Layout:**

The site is dimensionally a typical lot for Eton Way with its rectangular shape and approximate 6,000 square feet lot area. The current home is centered on the property in a similar pattern to adjacent development. There are no significantly sized trees affected by the addition.

### **Architecture:**

#### *Neighborhood*

The existing home is a standard two-story home with an almost complete 2<sup>nd</sup> story above the first floor. Eton Way is a mix of one and two-story homes with most homes originally built in the mid 1960s. The houses are generally in good condition and have maintained their original building materials for siding, roof, and detailing.

*Subject Design*

The addition is on the ground level and proposed in the rear of the home. The small area of the addition does not affect the overall appearance of the home and does not have apparent privacy impacts. The addition has a proposed gable roof that is situated perpendicular to the home and presents its face to the rear property line. The current rear façade is uniformly flat and the addition may provide some visual relief as compared to the original façade. The side elevations with the addition appear more balanced with the projecting one story garage element in the front. Wood shake roof materials and wood siding are proposed to match existing materials of the home.

**Parking**

The proposed development complies with minimum parking requirements of 2 covered and 2 driveway spaces. The project complies with minimum garage area requirements.

**Compliance with Development Standards**

The development does not have any non-conforming conditions or propose any variances. The R-0 Zone does not restrict the Floor Area Ratio (FAR) for a home, but instead utilizes FAR as a threshold that triggers Planning Commission review for homes over 45%. The proposed 47% FAR is, therefore, in conformance with R-0 development standards upon approval of the design review by Planning Commission.

**Expected Impact on the Surroundings**

The addition of a ground level floor area to an existing structure should not have an impact on adjacent properties. Although the design extends closer to the property lines it may in fact provide visual relief from the existing flat facades. The quality materials proposed to match existing materials enhances its compatibility with adjoining properties.

**Findings, General Plan Goals and Conditions of Approval**

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Staff was able to make the required Findings for the Design Review. Findings for Design Reviews of greater than 45% are the same as those for less than 45%, needing to meet the goals of the Single Family Design Techniques.

- Findings and Design Techniques are located in Attachment 1.
- Conditions of Approval are located in Attachment 2.

**Public Contact**

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<b>Notice of Public Hearing</b>	<b>Staff Report</b>	<b>Agenda</b>
<ul style="list-style-type: none"><li>• Published in the <i>Sun</i> newspaper</li><li>• Mailed to the adjacent property owners of the project site (14 notices)</li></ul>	<ul style="list-style-type: none"><li>• Posted on the City of Sunnyvale's Website</li><li>• Provided at the Reference Section of the City of Sunnyvale's Public Library</li></ul>	<ul style="list-style-type: none"><li>• Posted on the City's official notice bulletin board</li><li>• City of Sunnyvale's Website</li><li>• Recorded for SunDial</li></ul>

Staff has received no comments concerning the applicants proposed home design.

**Alternatives**

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1. Approve the Design Review with attached conditions.
2. Approve the Design Review with modified conditions.
3. Deny the Design Review.

**Recommendation**

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Alternative 1

Prepared by:

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Kelly Diekmann  
Project Planner

Reviewed by:

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Fred Bell  
Principal Planner

Reviewed by:

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Trudi Ryan  
Planning Officer

Attachments:

1. Recommended Findings
2. Recommended Conditions of Approval
3. Site and Architectural Plans

### Recommended Findings – Design Review

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The proposed project is desirable in that the project's design and architecture conforms with the policies and principles of the Single Family Home Design Techniques.

Basic Design Principle	Comments
<i>2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns</i>	Proposed addition is in the rear and does not affect the front entry.
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	Project is a one-story addition to a two-story home and is within the development standards of setbacks and lot coverage. The addition may in fact provide visual relief to the existing flat rear façade.
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The one-story addition in the rear does not represent privacy issues that need to be addressed through design features. No comments have been received about the project.
<i>2.2.4 Minimize the visual impacts of parking.</i>	Parking is provided per the code standard of 4 spaces, including a two-car garage.
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	No front yard landscaping is proposed to be modified.
<i>2.2.6 Use high quality materials and craftsmanship</i>	Project will utilize high quality wood shake roof materials and wood siding to match existing materials.
<i>2.2.7 Preserve mature landscaping</i>	No significant landscaping will be affected by the addition.

The project's design and architecture meets the requirements of the *Single Family Design Techniques*. The overall height and roof type, design features, orientation, and quality materials are consistent with both two-story and one-story home designs of the neighborhood.



**Recommended Conditions of Approval**

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In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances and Resolutions, the Permittee expressly accepts and agrees to comply with the following Conditions of Approval:

1. The one-year expiration date of the Design Review shall be measured from the date of the approval by the final review authority at a public hearing if the approval is not exercised.
2. The Conditions of Approval shall be reproduced on one page of the plans submitted for a building permit for this project.
3. This project must be in substantial conformance with the approved plans. Any major site and architectural plan modifications shall be treated as an amendment of the original approval and shall be subject to approval at a public hearing except that minor changes of the approved plans may be approved at the staff level by the Director of Community Development.
4. Obtain building permits.